

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

47 WATERBIRD CIRCUIT WEIR VIEWS VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Weir Views

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

10 KINGDOM BOULEVARD WEIR VIEWS VIC 3338	\$450,000	10-Aug-22
57 WATERBIRD CIRCUIT WEIR VIEWS VIC 3338	\$447,978	11-Aug-22
21 AURICH STREET WEIR VIEWS VIC 3338	\$450,000	30-Apr-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 September 2022



**10 KINGDOM BOULEVARD WEIR
VIEWS VIC 3338**

 3  2  2

Sold Price **\$450,000** Sold Date **10-Aug-22**

Distance **0.04km**



**57 WATERBIRD CIRCUIT WEIR
VIEWS VIC 3338**

 3  2  2

Sold Price ^{RS} **\$447,978** Sold Date **11-Aug-22**

Distance **0.03km**



**21 AURICH STREET WEIR VIEWS
VIC 3338**

 3  2  1

Sold Price **\$450,000** Sold Date **30-Apr-22**

Distance **0.41km**

RS = Recent sale **UN** = Undisclosed Sale

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